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ATTACHMENT 3 & EJ ANALYSIS MAP

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176444  
11/03/00

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF:

**MEMORANDUM**

**SE-5J**

**DATE:** NOV 03 2000

**SUBJECT:** **ACTION MEMORANDUM** - Request for a Time-Critical Removal Action at the 76<sup>th</sup> and Albany Site, Chicago, Cook County, Illinois (Site ID #A541)

**FROM:** Brad Benning, On-Scene Coordinator  
Emergency Response Section II

**TO:** William E. Muno, Director  
Superfund Division

**THRU:** Richard Karl, Chief *R. Karl*  
Emergency Response Branch

**I. PURPOSE**

The purpose of this memorandum is to request and document your approval to expend up to \$750,750 in order to abate an imminent and substantial threat to public health, welfare, and the environment posed by the presence of uncontrolled hazardous substances located at an unregulated landfill at 76<sup>th</sup> Street and Albany in Chicago, Cook County, Illinois (the "Site"). The hazardous substances consist of lead and polychlorinated biphenyls (PCBs) contained in the fill material, which is present at the surface in a small area of the landfill.

The proposed response action will mitigate threats to public health, welfare, and the environment posed by the presence of uncontrolled hazardous substances on the surface of the Site. Proposed removal actions include, but are not limited to, the assessment and stabilization of chemical hazards at the Site, and excavation and off-site disposal of the hazardous substances.

The presence of hazardous substances located on the surface of the Site, the potential for migration off-site, the unrestricted access to the property, and the Site's proximity to residential and commercial areas require that this removal be classified as a time-critical. The project will require an estimated twenty-five 10-hour on-site working days to complete.

The Site is not on the National Priorities List ("NPL")

## **II. SITE CONDITIONS AND BACKGROUND**

The CERCLIS ID number for the Site is ILSFN0507984

### **Site Description**

#### **1. Removal site evaluation**

A Removal Site Assessment was conducted on February 4, 2000, to determine the extent of the automobile shredder residue ("ASR") previously observed at the Site, and to obtain additional analytical data to warrant a removal action. The fill area containing the ASR was sectioned into 50 foot grids with sample points at the grid nodes. Thirty sample points were generated and visually inspected for ASR. Eleven sample locations had ASR at or near the surface which resulted in eleven samples and one duplicate. The samples were analyzed for Total lead, TCLP lead, and PCBs. The results identified Total lead levels ranging from 722 to 4,780ppm, TCLP lead levels of 0.52 to 27.3ppm, and PCBs from 4.45 to 198.5ppm. The ASR appears to be limited to an area approximately 300 feet by 200 feet, and may extend down roughly 10 feet. Total amount of ASR for the purpose of this action is estimated at 10,000 cubic yards.

#### **2. Physical location**

The property is located two blocks north of the end of Albany Street at 76<sup>th</sup> Street in Chicago, Cook County, Illinois. Coordinates for the site are latitude 41 degrees 45' 20" North and longitude 87 degrees 42' 08" West, as measured using a hand-held Global Positioning System (GPS) device. It is located in an industrial neighborhood with surrounding residential and commercial areas. The area of concern for the purpose of this action is located in the southwest corner of the property, and is approximately one acre in size.

A Region 5 Superfund Environmental Justice (EJ) analysis has been prepared for the area surrounding the Site. This analysis is presented in Attachment IV. In Illinois, the low-income percentage is 27 and the minority percentage is 25. To meet the EJ concern criteria, the area within 1 mile of the Site must have a population that is twice the state low-income percentage or/and

twice the state minority percentage. That is, the area must be at least 54% low-income and/or 50% minority. At this site, the low-income percentage is 35.0% and the minority is 53.5% as determined by Arcview or Landview III EJ analysis. Therefore, this site does meet the region's EJ criteria based on demographics as identified in "Region 5 Interim Guidelines for Identifying and Addressing a Potential EJ Case, June 1998".

### **3. Site characteristics**

The property known as 76<sup>th</sup> and Albany consists of a large tract of land some 20 acres in size. The east half of the site operated as a drive-in theater, although it has been closed and abandoned for many years. The west half of the site was apparently vacant land that was leased by the property owners to Krisjon Construction Co. as a disposal site for soil and construction material, and for recycling broken concrete slabs and asphalt. Krisjon Construction operated at the site from 1989 through 1993 when they abandoned the site leaving roughly 400,000 cubic yards of material stockpiled on site. Subsequent investigations revealed that there were areas on the Site that contained other disposed materials other than concrete and asphalt. Areas on the site were believed to contain petroleum contaminated soils and ASR material. The site consists of numerous waste piles, the largest running along the northern boundary of the property and distinct areas of concrete, asphalt, and ASR on the southern portion of the site. The property is partially fenced, but easily accessible to trespassers.

### **4. Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant**

Investigations at the site have been focused on the exposed ASR material located in the southwest portion of the property. Analytical data have indicated that elevated levels of lead and PCBs have been released to the environment, as a result of the improper disposal of ASR material.

### **5. Maps, pictures and other graphic representations**

Please see Attachment IV

## **B. Other Actions to Date**

### **1. Previous actions**

In 1996, U.S. EPA participated in a joint Chicago (the "City") and Illinois workgroup to address illegal dump sites within the City. Inspections were conducted at thirteen locations and sampling assessments were conducted at five of the largest sites.

The 76<sup>th</sup> and Albany location was one of those five initial assessments, which was conducted in March 15, 1996. That assessment also identified areas of elevated lead and PCBs. The information was provided to State and local authorities, which proceeded with separate enforcement actions against the property owners.

## **2. Current actions**

U.S. EPA, at the request of the City of Chicago conducted a Removal Assessment at the site to further characterize the ASR area, as the City was initiating cleanup of the property. The assessment was conducted on February 4, 2000, and reconfirmed that the ASR area was contaminated with lead and PCBs, above their respective action levels of 5.0 ppm (TLCP) and 50 ppm. The Agency committed to assist the City with the removal of the exposed ASR material.

### **C. State and Local Authorities' Roles**

#### **1. State and local actions to date**

The City of Chicago has negotiated a redevelopment plan for this property, and has initiated actions to begin clearing the concrete and construction debris. Tetra Tech has been hired by the City as the prime contractor and will oversee all work at the site. Any additional ASR material discovered during the cleanup will be mitigated by the City. The State has no plans to conduct or assist with any of the remediation activities at this time.

#### **2. Potential for continued State/local response**

The City of Chicago intends to conduct all necessary actions to complete their redevelopment plan in conjunction with the scope of work identified in this removal action.

### **III. THREATS TO PUBLIC HEALTH OR WELFARE OR THE ENVIRONMENT, AND STATUTORY AND REGULATORY AUTHORITIES**

A removal action is necessary at the 76<sup>th</sup> and Albany Site to abate the threat to public health, welfare or the environment posed by the release and potential release of hazardous substances. The NCP, 40 C.F.R. 300.415(b)(2), provides eight specific criteria for evaluation of a threat and the appropriateness of a removal action. Observations documented during the Site investigation indicate that the Site meets the following criteria for a time-critical removal action:

**A. Actual or potential exposure to hazardous substances or pollutants or contaminants by nearby populations, animals, or the food chain.**

This factor is present at the Site due to the large volume of ASR material on site which is contaminated elevated levels of lead and PCBs. Lead was detected in the majority of the samples at concentrations much higher than the regulatory limit. Lead is considered a cumulative poison and poses an inhalation and ingestion hazard. Long-term exposure to lead can result in build-up in the body, an affect known as bioaccumulation. Prolonged exposure to lead could result in kidney damage, anemia, and decreased fertility. Elevated lead exposure before or during pregnancy may cause birth defects. PCBs bioconcentrate in the tissues of animals and plants. The tissue concentrations can increase by orders of magnitude moving up the food chain from one trophic level to the next. PCBs are extremely stable compounds and are slow to chemically degrade in the environment. PCBs elicit a variety of effects including skin lesions, wasting syndrome, immunotoxicity, reproductive toxicity, genotoxicity, and liver damage. The Site is unsecured and would be considered an attractive nuisance for children in the neighborhood.

**B. High levels of hazardous substances or pollutants or contaminants in soils largely at or near the surface, that may migrate.**

This factor is present at the Site due to the existence of over 60,000 square feet of exposed ASR material. The site has been used as a recreation area by children, dirt bikes, and motorcycles which may allow contaminated material to be transported off site.

**C. Weather conditions that may cause hazardous substances or pollutant or contaminants to migrate or be released;**

This factor is present at the Site as strong winds potentially could carry the light components of the ASR material off site, allowing lead and PCB contaminants to impact nearby commercial and residential areas. Precipitation runoff also may impact adjacent commercial property to the south as the waste pile ends at the property boundary.

**D. Threat of fire or explosion.**

This factor is present at this Site due to the existence of combustible ASR material, which if involved in a fire may pose a health risk to residents that live within 100 feet of the site.

#### **IV. ENDANGERMENT DETERMINATION**

Given the current conditions at the Site and the nature of the hazardous substances on-site, actual or threatened releases of hazardous substances from this Site, if not addressed by implementing and completing the response actions selected in this Action Memorandum, may present an imminent and substantial endangerment to public health, welfare, or the environment. The possibility of further releases of the hazardous substances present a threat to the nearby population and the environment via the exposure pathways described in Section III.

#### **V. PROPOSED ACTIONS AND ESTIMATED COSTS**

There are obvious time-critical elements present at the Site. The hazardous substances are located in an unsecured site, with signs of public trespass, located near industrial and residential areas, and must be immediately addressed. The proposed removal actions at the site would eliminate the imminent and substantial threats to human health, welfare, or the environment, as outlined in this memorandum.

The OSC proposes to undertake the following response actions to mitigate threats posed by the presence of hazardous substances at the Site:

- a. Develop and implement a site-specific work plan including a proposed time line.
- b. Develop and implement a site-specific health and safety plan.
- c. Establish and maintain site security measures during the removal actions, which may include security guard service.
- d. Develop and implement an air monitoring and sampling program during removal activities.
- e. Identify, sample and characterize the hazardous substances located at the site.
- f. Excavate contaminated ASR, and debris and stage on-site, as necessary.
- g. Conduct on-site treatment to reduce lead levels below regulatory limits.
- h. Bulk and consolidate wastes in preparation for off-site disposal to a U.S.EPA approved disposal facility.
- f. Conduct confirmation sampling to ensure Agency cleanup goals are achieved. Lead (total) - 1000ppm, PCBs - 25ppm

All hazardous substances, pollutants or contaminants removed off-site pursuant to this removal action for treatment, storage or disposal shall be treated, stored, or disposed of at a facility in compliance, as determined by U.S. EPA, with the U.S. EPA Off-Site Rule, 40 CFR 300.440, 58 Federal Register 49215 (Sept. 22, 1993).

The removal action will be taken in a manner not inconsistent with the NCP. The OSC has begun planning for provisions of post-removal site control, consistent with the provisions of Section 300.415(1) of the NCP. It is envisioned that after implementation of this removal action, there will be no need for post-removal site control.

All applicable and relevant and appropriate requirements ("ARARs") of federal and state law will be complied with, to the extent practicable. A federal ARAR determined to be applicable for the Site is the RCRA Off-Site Disposal Policy. A state ARAR determined to be applicable for the Site is the Subtitle G: Waste Disposal Regulations. Any additional federal and state ARARs will be addressed to the extent practicable.

The response actions described in this memorandum directly address actual or threatened releases of hazardous substances, pollutants or contaminants at the Site which may pose an imminent and substantial endangerment to public health, welfare, or the environment. These response actions do not impose a burden on the affected property disproportionate to the extent to which that property contributes to the conditions being addressed.

The estimated costs to complete the above actions are summarized below. These activities will require an estimated twenty-five 10-hour on-site days to complete. Detailed contractor costs are presented in Attachment II.



## REMOVAL PROJECT CEILING ESTIMATE

### EXTRAMURAL COSTS

Cleanup Contractor Costs	\$ 534,000
Contingency (15%)	81,450
Subtotal	\$ 615,450
START Costs	<u>17,000</u>
Total Extramural Costs	\$ 632,450
Extramural Contingency (15%)	<u>94,800</u>
<b>TOTAL, EXTRAMURAL COSTS</b>	<b>\$ 727,250</b>

### INTRAMURAL COSTS

U.S.EPA Direct Costs	
\$30/hr x (250 Regional + 25 HQ)	\$ 8,250
U.S.EPA Indirect Costs	
\$61/hr x (250 Regional)	<u>15,250</u>
<b>TOTAL, INTRAMURAL COSTS</b>	<b>\$ <u>23,500</u></b>
<b>TOTAL, REMOVAL PROJECT CEILING</b>	<b>\$ 750,750</b>

## **VI. EXPECTED CHANGE IN THE SITUATION SHOULD ACTION BE DELAYED OR NOT TAKEN**

A delay or non-action at the Site may result in an increased likelihood of direct contact to human populations by the hazardous substances. Since the Site is easily accessible, the various threats to human health and/or the environment, pose a serious threat to the local population. Additionally, any delay or non-action will also increase the likelihood of contamination migration off-site into the surrounding commercial and residential neighborhood.

## **VII. OUTSTANDING POLICY ISSUES**

No significant policy issues are associated with the the 76<sup>th</sup> Street and Albany site.

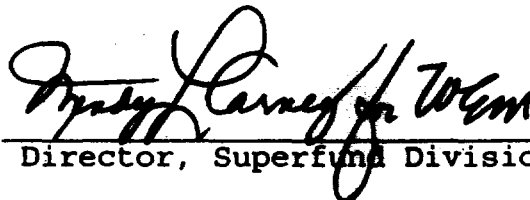
## VIII. ENFORCEMENT

For Administrative purposes, information concerning the enforcement strategy for this site is contained in the Enforcement Confidential addendum. (Attachment I)

## IX. RECOMMENDATION

This decision document represents the selected removal action for the 76<sup>th</sup> and Albany site, located in Chicago, Cook County, Illinois, developed in accordance with CERCLA as amended, and is not inconsistent with the NCP. This decision is based on the Administrative Record for the site (see Attachment III). Conditions at the site meet the criteria of Section 300.415(b)(2) of the NCP for a removal action and I recommend your approval of the proposed removal action. The total estimated project ceiling, if approved will be \$1,075,000. Of this, an estimated \$710,250 may be used for cleanup contractor costs. You may indicate your decision by signing below:

APPROVE:

  
Director, Superfund Division

DATE:

11/3/00

DISAPPROVE:

\_\_\_\_\_  
Director, Superfund Division

DATE: \_\_\_\_\_

- Attachments: I. Enforcement Confidential addendum  
II. ERRS Contractor Estimate  
III. Administrative Record  
IV. Region 5 Superfund EJ Analysis

cc: K. Mould, U.S.EPA, OERR, 5202G  
Michael T. Chezick, U.S. Department of the Interior  
Custom House, Room 244  
200 Chestnut Street  
Philadelphia, PA 19106 w/o Enf. Addendum  
B. Everetts, Illinois EPA  
Superfund Coordinator, w/o Enf. Addendum

**ATTACHMENT I**  
**ENFORCEMENT ADDENDUM**

**REDACTED**

**1 PAGE**

**NOT RELEVANT TO THE SELECTION OF THE REMOVAL ACTION**

**ATTACHMENT II  
ERRS CONTRACTOR COSTS  
76<sup>TH</sup> AND ALBANY SITE**

PERSONNEL	\$49,930
EQUIPMENT	31,050
MATERIALS	141,396
TRANSPORTATION	52,000
DISPOSAL	<u>260,000</u>
TOTAL	<b>\$534,376</b>

**ATTACHMENT II**

**INDEPENDENT GOVERNMENT COST ESTIMATE**

**REDACTED**

**1 PAGE**

**NOT RELEVANT TO THE SELECTION OF THE REMOVAL ACTION**

## ATTACHMENT III

U.S. ENVIRONMENTAL PROTECTION AGENCY  
REMOVAL ACTIONADMINISTRATIVE RECORD  
FOR  
76<sup>TH</sup> AND ALBANY SITE  
CHICAGO, COOK COUNTY, ILLINOISORIGINAL  
MARCH 13, 2000

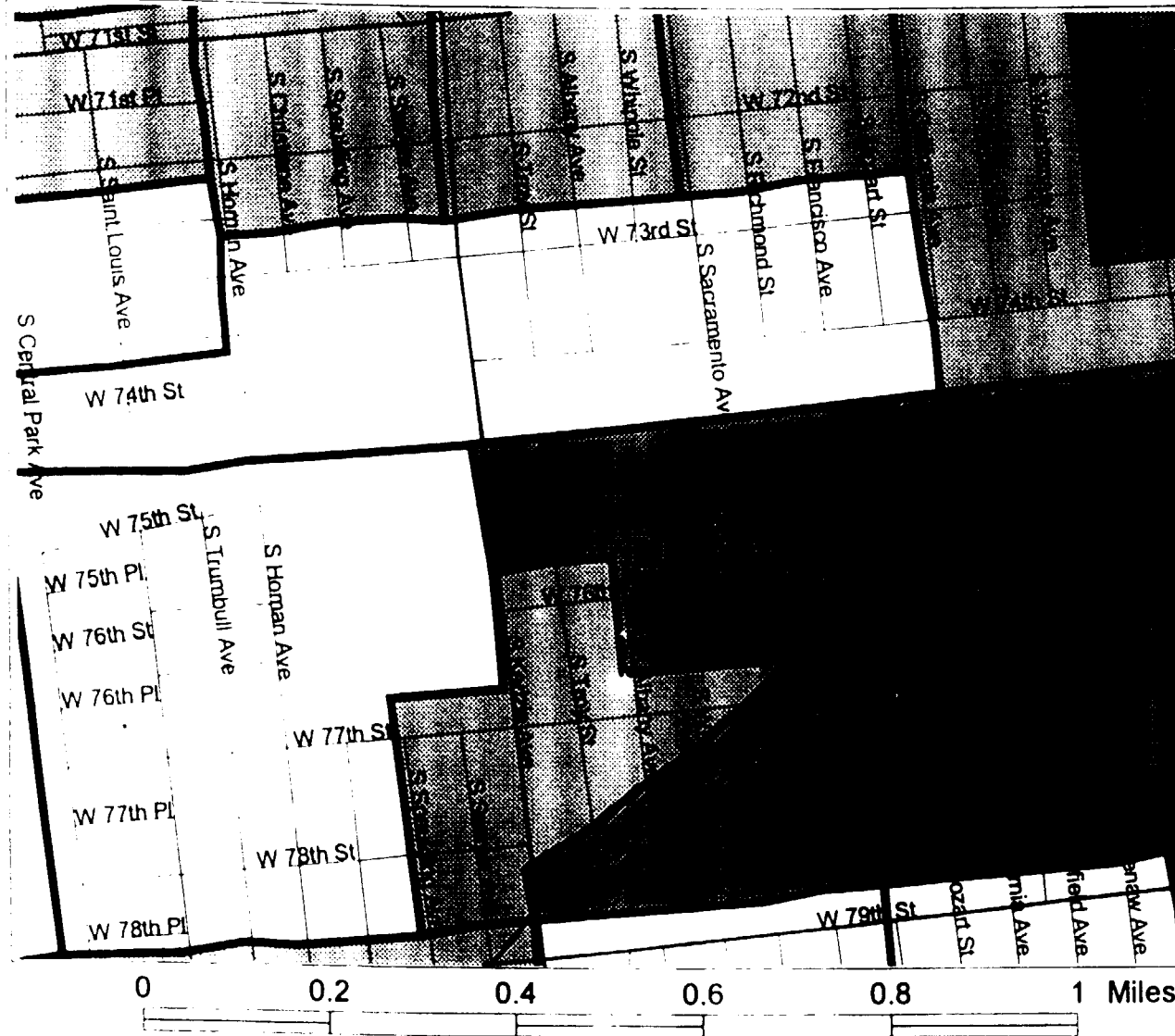
<u>NO.</u>	<u>DATE</u>	<u>AUTHOR</u>	<u>RECIPIENT</u>	<u>TITLE/DESCRIPTION</u>	<u>PAGES</u>
1	07/12/96	Ecology and Environment, Inc.	U.S. EPA	Site Assessment Report for the 76 <sup>th</sup> and Albany Site	57
2	07/12/96	Ecology and Environment, Inc.	U.S. EPA	Removal Assessment Report for the 76 <sup>th</sup> and Albany Site (PENDING)	
3	07/10/96	Benning, B., U.S. EPA	Muno, W., U.S. EPA	Action Memorandum: Request for a Time-Critical Removal Action at the 76 <sup>th</sup> and Albany Site (PENDING)	

**ATTACHMENT IV**  
**REGION 5 SUPERFUND EJ ANALYSIS**  
**76<sup>TH</sup> AND ALBANY SITE**






# Region 5 Superfund EJ Analysis

# 76th & Albany Site

# Chicago, IL



### EJ Identification

-  Low Income and Minority Less than State Average
-  Low Income or Minority at or Greater than State Average
-  Low Income or Minority 2 Times or Greater than State Average  
[ meets Region 5 EJ Case criteria ]
-  Site Location
-  Block Group Boundary

**Region 5 EJ Case Criteria for Illinois**  
**Minority: 50% or greater**  
**Low Income: 54% or greater**

